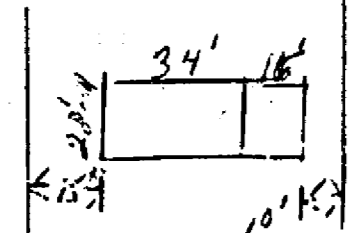


80-233-A
PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Frederick D. & Faye Grau, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1902.3.0.1 to permit a minimum side setback of 10' in lieu of the required 15' and a sum of the set-back setbacks of 25' in lieu of the required 40' and Section 303.1 to permit a front yard setback of 10' in lieu of the required average of 17' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) In lieu of the narrowness of lot and that an attached garage be placed on property.



Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchase: Frederick D. Grau
Address: 631 Dunwick Way
BALTO. MD. 21221
Petitioner's Attorney: _____
Protestant's Attorney: _____
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day

of March 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 15th day of May 1980 at 9:30 o'clock A.M.

John W. Hession, III
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES
SE/S of Old Harford Rd., 150'
SW of Waldon Dr., 9th District
OF BALTIMORE COUNTY

FREDERICK D. GRAU, et ux, Petitioners: Case No. 80-233-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of April, 1980, a copy of the foregoing

Order was mailed to Mr. and Mrs. Frederick D. Grau, 631 Dunwick Way, Baltimore, Maryland 21221, Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Frederick D. Grau
631 Dunwick Way
Baltimore, Maryland 21221

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 27th day of March, 1980

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Frederick D. Grau, et ux
Petitioner's Attorney _____

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 6, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo
Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Frederick D. Grau
631 Dunwick Way
Baltimore, Maryland 21221

RE: Item No. 159
Petitioners: Frederick D. Grau, et ux
Variance Petition

Dear Mr. & Mrs. Grau:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct a dwelling with an attached garage closer to the front and side property lines than the existing zoning regulations will allow, this Variance petition is required.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 17, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #159 (1979-1980)
Property Owner: Frederick D. & Faye Grau
S/ES Old Harford Rd. 250' S/W Waldon Dr.
Existing Zoning: DR 2 and DR 3.5
Proposed Zoning: Variance to permit a minimum side setback of 10' in lieu of the required 15' and a sum of the setbacks of 25' in lieu of the required 40'.
Acres: 0.847 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Old Harford Road, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way, see Drawing #73-0555 (5) on file in the Baltimore County Bureau of Engineering Highway Design Section. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan. There are swales within this property; future drainage and utility easements may be required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #159 (1979-1980)
Property Owner: Frederick D. & Faye Grau
Page 2
March 17, 1980

Water and Sanitary Sewer:

There is a public 12-inch water main in Old Harford Road. There is 8-inch public sanitary sewerage in Old Harford Road, north of this property (Drawing #71-0338, File 1); and, within a 10-foot drainage and utility easement southeast of this property (Drawing #77-0641, File 1).

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers

R-SE Key Sheet
42 NE A8 Pos. Sheet
NE 11 E Topo
71 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #159, Zoning Advisory Committee Meeting, February 12, 1980, are as follows:

Property Owner: Frederick D and Faye Grau
Location: SE/S Old Harford Road 250' SW Waldon Drive
Existing Zoning: D.R.2 and D.R.3.5
Proposed Zoning: Variance to permit a minimum side setback of 10' in lieu of the required 15' and a sum of the setbacks of 25' in lieu of the required 40'.
Acres: 0.847
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of June, 1980, that the Variance to permit a sum of the side yard setbacks of thirty-three feet in lieu of the required forty feet, in accordance with the Letter of Agreement dated May 17, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to a revised site plan being submitted, incorporating the items and provisions of the aforesaid Letter of Agreement, and approved by the Department of Public Works and the Office of Planning and Zoning.

It is FURTHER ORDERED that the Variances to permit a minimum side yard setback of ten feet in lieu of the required fifteen feet and a front yard setback of forty feet in lieu of the required average of forty-seven feet be and the same is hereby DENIED.

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of , 19, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



DONALD J. MOOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

March 14, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

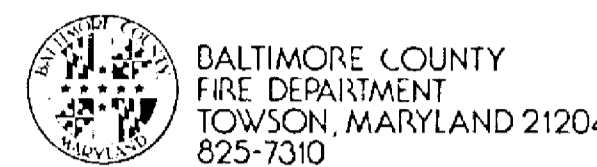
Comments on Item #153, Zoning Advisory Committee Meeting of February 12, 1980, are as follows:

Property Owner: Frederick D. & Faye Grau
Location: SE/S Old Harford Rd. 250' SW Waldon Dr.
Existing Zoning: D.R. 2 & D.R. 3.5
Proposed Zoning: Variance to permit a minimum side setback of 10' in lieu of the required 15' and a sum of the setbacks of 25' in lieu of the required 40'.
Acres: 0.847
District: 9th

Metropolitan water and sewer is available; therefore, no health hazards are anticipated.

Very truly yours,
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/fth



PAUL H. REINCKE
CHIEF

February 23, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Frederick D. & Faye Grau

Location: 250' Old Harford Rd. 250' SW Waldon Dr.

Item No: 153 Zoning Agenda: 2-22-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1975 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Noted and Approved: George M. Hagan
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: February 26, 1980
FROM: Ted Burnham
SUBJECT: Zoning Advisory Committee Meeting February 12, 1980

ITEM NO. 158	See Comment
ITEM NO. 159	Standard Comments
ITEM NO. 160	See Comments
ITEM NO. 161	See Comments
ITEM NO. 162	Standard Comment

Ted Burnham, Chief

TBarrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent Towson, Maryland - 21204

Date: February 7, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: February 12, 1980

RE: Item No: 158, 159, 160, 161, 162,
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

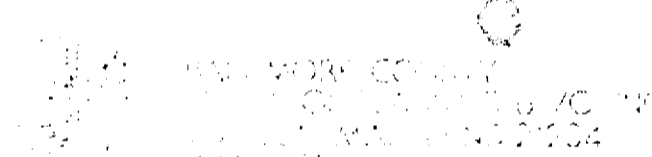
District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



Mr. & Mrs. Frederick D. Grau
631 Dunwich Way
Baltimore, Maryland 21221

RE: Petition for Variances
SE/S of Old Harford Rd., 250' SW of
Waldon Drive - 9th Election District
Frederick D. Grau, et ux - Petitioners
NO. 86-233-A (Item No. 153)

Dear Mr. & Mrs. Grau:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
JEAN M.H. JUNG
Deputy Zoning Commissioner

JM:10/ee

Attachments

cc: Mr. Michael Schafer
9321 Old Harford Road
Baltimore, Maryland 21234

Mr. Walter H. Busch
9317 Old Harford Road
Baltimore, Maryland 21234

John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNCIL CHIEF, BUREAU
1111 West Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

January 24, 1980

Mr. & Mrs. Frederick Grau
631 Dunwich Way
Baltimore, Maryland 21221

RE: Variance Petition

Dear Mr. Grau,

Enclosed is a revised site plan for your Variance request. Please review carefully and contact me at 434-3391.

I would like to remind you that no further processing of your request will take place until this matter is resolved. I emphasize that the site plan must be correct before processing begins. This includes the location of the proposed septic system.

Awaiting your response.

Very truly yours,
Nicholas B. Commodari
CHAIRMAN, ZONING PLANS
ADVISORY COMMITTEE

NBC/mkh
There is County Survey Station Road
The Property. I have contacted the
planning department on the road.

Thank you
Fred Grau
823-4422

LEGAL DESCRIPTION OF PROPERTY

Located on the southeast side of Old Harford Road 250' south of Waldon Drive. For the following bearings and distances.

1. South 25 degrees - 48' - 13" W 71.51 feet
2. South 39 degrees - 19' - 12" E 390.46 feet
3. North 51 degrees - 57' - 30" E 109.33 feet
4. North 45 degrees - 18' - 59" W 425.30 feet to the beginning also known as 9319 Old Harford Road.

9th District

ZONING: Petition for Variance for front and side yard setbacks
LOCATION: Southeast side of Old Harford Road, 250 feet Southwest of Waldon Drive
DATE & TIME: Thursday, May 15, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a minimum side yard setback of 10 feet in lieu of the required 15 feet and a sum of the side yard setbacks of 25 feet in lieu of the required 40 feet and to permit a front yard setback of 41 feet in lieu of the required average of 47 feet

The Zoning Regulations to be excepted as follows:

Section 1802.3.C.1 - side yard setbacks
 Section 303.1 - front yard depths in residence and business zones

All that parcel of land in the Ninth District of Baltimore County

Being the property of Frederick D. Grau, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, May 15, 1980 at 9:30 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
 Zoning Commissioner
 John D. Seyffert, Director
 Office of Planning and Zoning
 Petition No. 80-233-A Item 159

Petition for Variance for front and side yard setbacks
 Southeast side of Old Harford Road, 250 feet Southwest of Waldon Drive
 Petitioner - Frederick D. Grau, et ux

Ninth District

HEARING: Thursday, May 15, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert, Director
 Office of Planning and Zoning

JDS:JGH:ob

April 16, 1980

Mr. & Mrs. Frederick Grau
 631 Dunwich Way
 Baltimore, Maryland 21221

NOTICE OF HEARING

RE: Petition for Variance - SE/S Old Harford Rd., 250' SW Waldon Drive
 Case No. 80-233-A

TIME: 9:30 A.M.

DATE: Thursday, May 15, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

WILLIAM E. HAMMOND
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

May 1, 1980

Mr. & Mrs. Frederick D. Grau
 631 Dunwich Way
 Baltimore, Maryland 21221

RE: Petition for Variances
 SE/S Old Harford Rd., 150' SW of
 Waldon Drive
 Case No. 80-233-A

Dear Mr. & Mrs. Grau:

This is to advise you that \$50.75 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
 Zoning Commissioner

WEL:sj

FREDERICK A. GRAU, et ux
 80-233-A

Frederick & Faye Grau
 631 Dunwich Way
 Baltimore, Maryland 21221

May 17, 1980

Mrs. Jean M. Jung
 Baltimore County
 Office of Planning & Zoning
 Towson, Maryland 21204

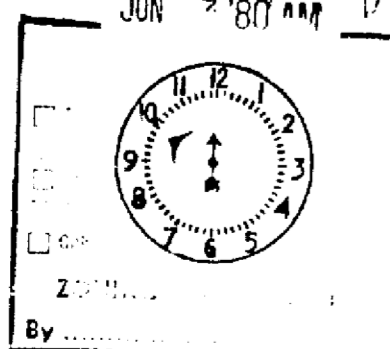
Dear Mrs. Jung:

We hereby agree to have a front setback of 51 feet 0 inches from the proposed county right of way and a side setback of 18 feet 0 inches to the north property line and a 15 feet 0 inches setback to the south property line. This gives a total of 33 feet 0 inches instead of the allowable 40 feet 0 inches for the side setback for the proposed dwelling at 9319 Old Harford Road.

Sincerely yours,
 Frederick D. Grau
 Faye M. Grau
 Frederick D. Grau
 Faye M. Grau

CC: Mr. & Mrs. Walter Busch
 Mr. Michael Schaefer
 Mr. H. Schaefer

Walter Busch
 Margaret J. Busch



RE: Petition No. 80-233A
 Frederick D. Grau

We the undersigned, object to Petition No. 80-233A of Frederick D. Grau for a variance to permit a minimum side yard setback of 10 feet in lieu of the required 15 feet and a sum of the side yard setbacks of 25 feet in lieu of the required 40 feet and to permit a front yard setback of 41 feet in lieu of the required average of 47 feet on the southeast side of Old Harford Road, 150 feet south of Waldor Drive, Ninth Election District, Sixth Councilmanic District.

As the adjoining property owners, we object to placing a structure that close to our property lines, as we believe it would be detrimental to our property values and the look of the neighborhood.

The future widening of Old Harford Road will further reduce the front yard setback.

The petitioner was aware of the peculiarities of the lot before he bought it, and chooses to build a house of such dimension that zoning requirements are not being met.

For this reason, we respectfully request that the petition be denied.

Linda Schaefer, 9321 Old Harford Road

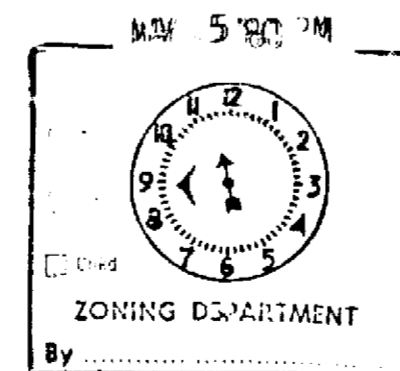
Michael A. Schaefer, 9321 Old Harford Road

Mrs. Robert Hargraves, 9313 Old Harford Road

Mr. Robert Hargraves, 9313 Old Harford Road

Margaret J. Busch, 9317 Old Harford Road

Walter H. Busch, 9317 Old Harford Road



Mr. William E. Hammond
 Zoning Commissioner
 Room 109, County Office Building
 Towson, Maryland 21204

RE: Case No.
 Building Permit Application
 No.
 Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

Fred Grau
 Faye M. Grau



BALTIMORE COUNTY
 department of traffic engineering
 TOWSON, MARYLAND 21204
 (301) 494-3550

STEPHENE COLLINS
 DIRECTOR

May 9, 1980

Mr. William Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment on Items 158, 159, 161, and 162 of the Zoning Advisory Committee Meeting of February 12, 1980.

Very truly yours,

Michael S. Flanigan
 Engineer Associate II

MSF/hmd

PETITION MAPPING PROGRESS SHEET											
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet		
	date	by	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA											
Reviewed by:	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>										
Previous case:	Map #										

159

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 31st day of January, 1980*

Filing Fee \$ 25 Received: ☐ Chuck
☐ Cash
☐ Other

#159

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Fred Graue & Son Submitted by Adm.

Petitioner's Attorney _____ Reviewed by _____

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION FOR VARIANCE
No. DISTRICT
ZONING: Petition for Variance for front and side yard setbacks
LOCATION: Southeast side of Old Harford Road, 250 feet southwest of Walden Drive
DATE & TIME: Thursday, May 15, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to permit a minimum side yard setback of 10 feet in lieu of the required 15 feet and a sum of 15 feet in lieu of the required 40 feet and to permit a front yard setback of 41 feet in lieu of the required average of 47 feet.
The Zoning Regulations to be amended are as follows:
Section 1802.3.C.1 - side yard setbacks
Section 303.1 - front yard setbacks in residence and business zones
All that parcel of land in the North District of Baltimore County located on the southeast side of Old Harford Road 250' south of Walden Drive. For the following bearings and distances:
1. South 25°48'13" E 71.51 feet
2. South 79°30' 19" 12" E 390.46 feet
3. North 10°33' 45" E 109.33 feet
4. North 45°19'59" W 425.30 feet to the beginning also known as 9319 Old Harford Road.
Being the property of Frederick D. Graue, et ux. as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, May 15, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Apr. 24.

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., April 24, 1980
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time successive weeks before the _____ day of _____, 19____, the first publication appearing on the _____ day of _____, 1980.

THE JEFFERSONIAN
L. Frank Struth
Manager.

Cost of Advertisement, \$ 71.00

9th District
PETITION FOR VARIANCE
Zoning: Petition for Variance for front and side yard setbacks
Location: South east side of Old Harford Road, 250 feet southwest of Walden Drive.
Date & Time: Thursday, May 15, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to permit a minimum side yard setback of 10 feet in lieu of the required 15 feet and a sum of 15 feet in lieu of the required 40 feet and to permit a front yard setback of 41 feet in lieu of the required average of 47 feet.
The Zoning Regulations to be amended are as follows:
Section 1802.3.C.1 - side yard setbacks
Section 303.1 - front yard setbacks in residence and business zones
All that parcel of land in the 9th District of Baltimore County located on the southeast side of Old Harford Road 250' south of Walden Drive. For the following bearings and distances:
1. South 25°48'13" E 71.51 feet
2. South 39°19'12" E 390.46 feet
3. North 51°57'30" E 109.33 feet
4. North 45°19'59" W 425.30 feet to the beginning also known as 9319 Old Harford Road.
Being the property of Frederick D. Graue, et ux. as shown on plat plan filed with the Zoning Department.
Hearing Date: THURSDAY, MAY 15, 1980 AT 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

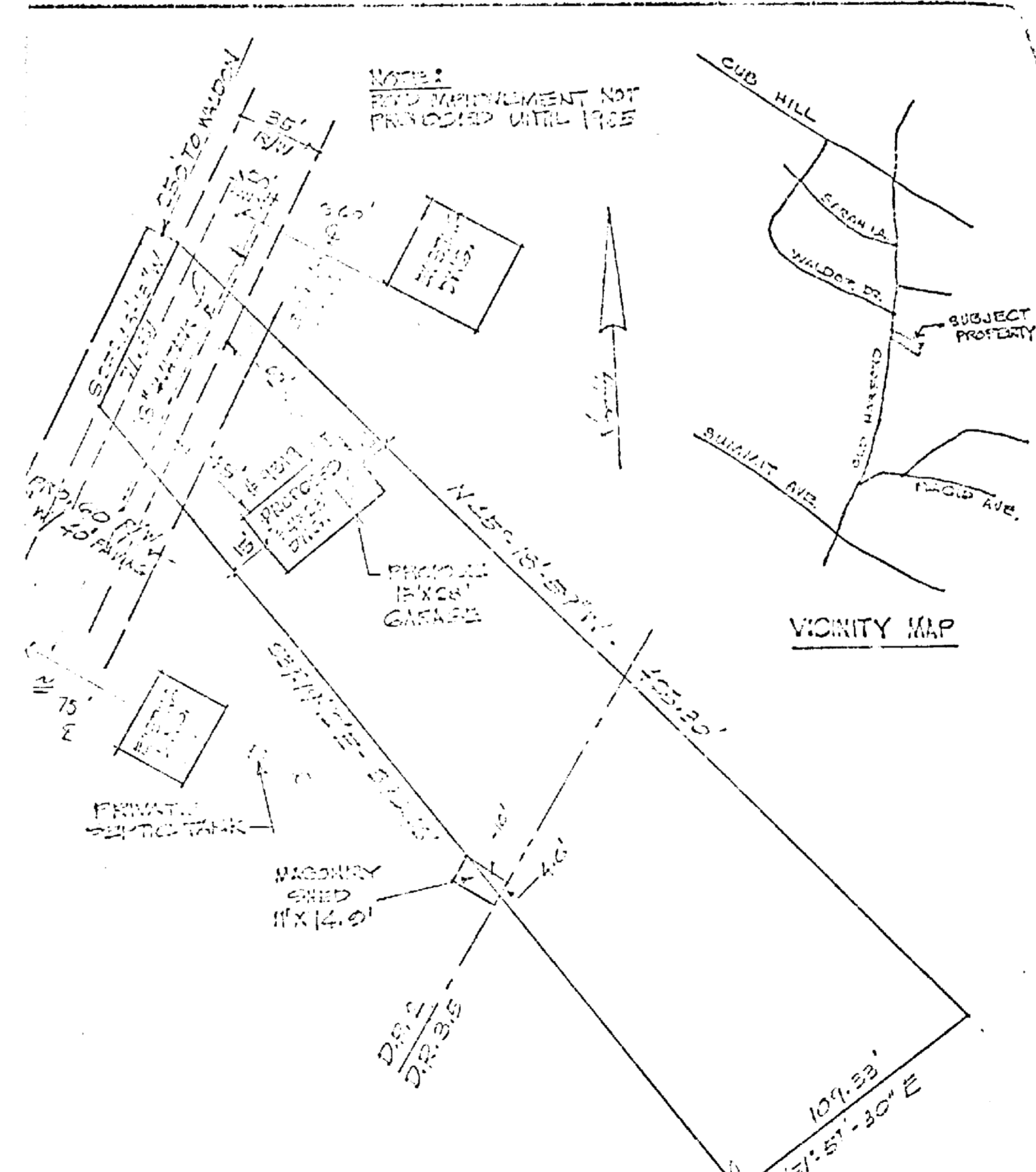
The Essex Times
Essex, Md., April 24, 1980
This is to Certify, That the annexed
Notice for Variance
was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 24th day of April, 1980
J. D. Wright Publisher.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 9 Date of Posting: 4/27/80
Posted for: William E. Hammond
Petitioner: Frederick D. Graue & Son
Location of property: 3615 Old Harford Rd., 250' SW of Walden Dr.
Location of Signs: front of property (Proposed # 4314 Old Harford Rd.)
Remarks: _____
Posted by: William E. Hammond Signature _____ Date of return: 5/2/80



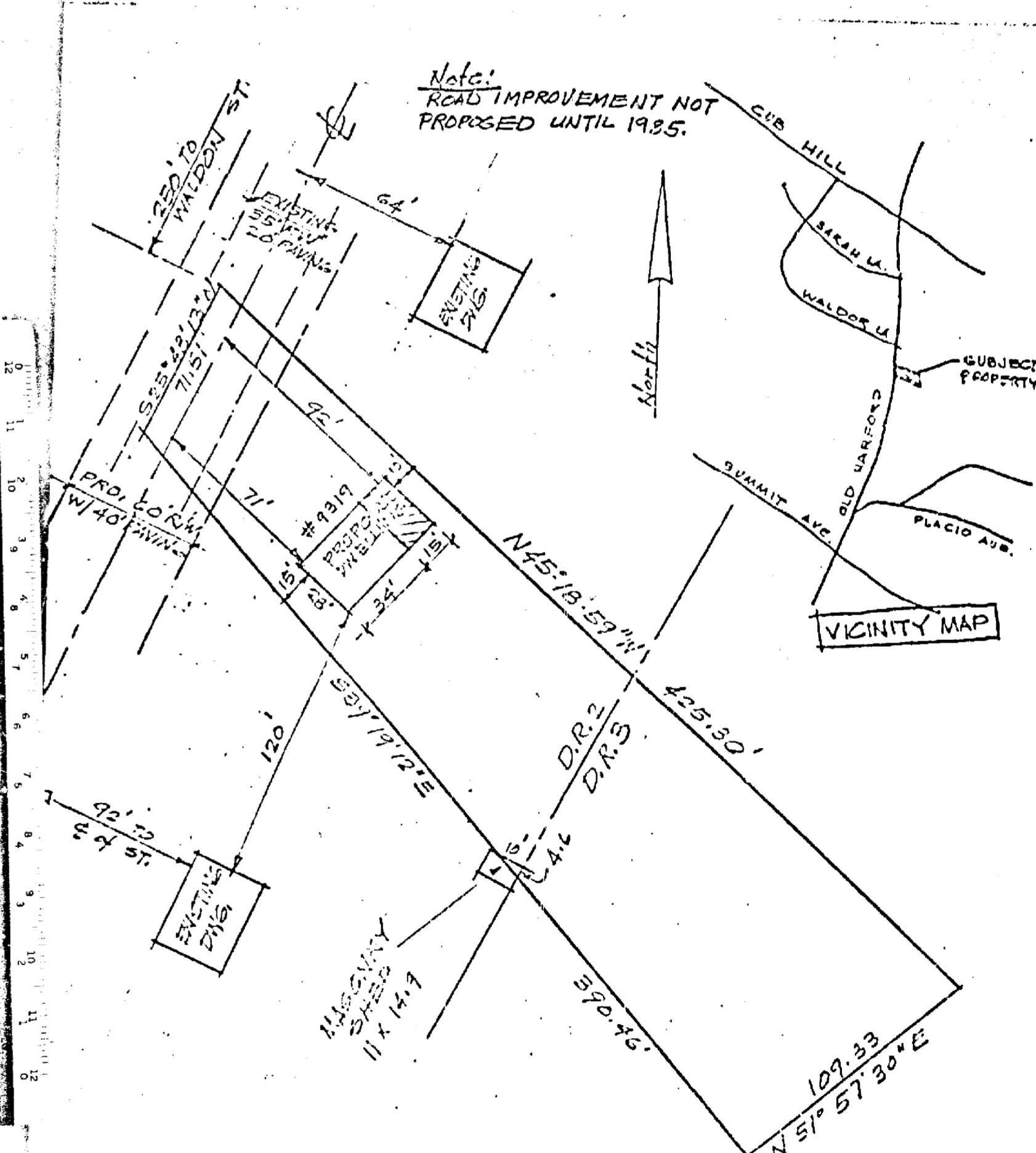
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 56395
DATE April 16, 1980 ACCOUNT 01-662
AMOUNT \$25.00
RECEIVED FROM: Fred Graue & Son
FOR: Filing Fee for Case No. 80-233-1
3780546 16 25.00
VALIDATION OR SIGNATURE OF CASHIER



PLAT TO ACCOMPANY ZONING VARIANCE FOR FREDERICK D. & FAYE GRAU 9th ELECT. DISTRICT

SCALE: 1" = 50'

OWNERS WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON SAID PLOT PREPARED BY BALTO. CO.
OWNER _____ DATE _____
OWNER _____ DATE _____



PLAT TO ACCOMPANY ZONING VARIANCE FOR FREDERICK & FAYE GRAU 9th ELECT. DIST.

Scale: 1" = 50'

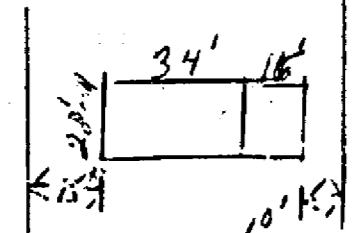
Item 159

OWNERS WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON SAID PLOT PREPARED BY BALTO. CO.
OWNER _____ DATE _____
OWNER _____ DATE _____

80-233-A
PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Frederick D. & Faye Grau, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1902.3.0.1 to permit a minimum side setback of 10' in lieu of the required 15' and a sum of the set-back setbacks of 25' in lieu of the required 40' and Section 303.1 to permit a front yard setback of 10' in lieu of the required average of 17' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) In lieu of the narrowness of lot and that an attached garage be placed on property.



Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchase: Frederick D. Grau, Faye Grau, Legal Owner
Address: 631 Dunwick Way, BALTO. Md. 21221
Petitioner's Attorney: [Signature]
Protestant's Attorney: [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of March, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 15th day of May, 1980 at 9:30 o'clock A.M.

(over)

RE: PETITION FOR VARIANCES
SE/S of Old Harford Rd., 150'
SW of Waldon Dr., 9th District
FREDERICK D. GRAU, et ux, Petitioners: Case No. 80-233-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman, John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Km. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of April, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Frederick D. Grau, 631 Dunwick Way, Baltimore, Maryland 21221, Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Frederick D. Grau
631 Dunwick Way
Baltimore, Maryland 21221

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 27th day of March, 1980

William E. Hammond
Zoning Commissioner

Petitioner Frederick D. Grau, et ux

Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 6, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Frederick D. Grau
631 Dunwick Way
Baltimore, Maryland 21221

RE: Item No. 159
Petitioners: Frederick D. Grau, et ux
Variance Petition

Dear Mr. & Mrs. Grau:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct a dwelling with an attached garage closer to the front and side property lines than the existing zoning regulations will allow, this Variance petition is required.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 17, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #159 (1979-1980)
Property Owner: Frederick D. & Faye Grau
S/ES Old Harford Rd. 250' S/W Waldon Dr.
Existing Zoning: DR 2 and DR 3.5
Proposed Zoning: Variance to permit a minimum side setback of 10' in lieu of the required 15' and a sum of the setbacks of 25' in lieu of the required 40'.
Acres: 0.847 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Old Harford Road, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way, see Drawing #73-0555 (5) on file in the Baltimore County Bureau of Engineering Highway Design Section. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan. There are swales within this property; future drainage and utility easements may be required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #159 (1979-1980)
Property Owner: Frederick D. & Faye Grau
Page 2
March 17, 1980

Water and Sanitary Sewer:

There is a public 12-inch water main in Old Harford Road. There is 8-inch public sanitary sewerage in Old Harford Road, north of this property (Drawing #71-0338, File 1); and, within a 10-foot drainage and utility easement southeast of this property (Drawing #77-0641, File 1).

Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers

R-SE Key Sheet
42 NE A8 Pos. Sheet
NE 11 E Topo
71 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #159, Zoning Advisory Committee Meeting, February 12, 1980, are as follows:

Property Owner: Frederick D. & Faye Grau
Location: SE/S Old Harford Road 250' SW Waldon Drive
Existing Zoning: D.R.2 and D.R.3.5
Proposed Zoning: Variance to permit a minimum side setback of 10' in lieu of the required 15' and a sum of the setbacks of 25' in lieu of the required 40'.
Acres: 0.847
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

ORDER RECEIVED FOR FILING
DATE June 13, 1980
BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of June, 1980, that the Variance to permit a sum of the side yard setbacks of thirty-three feet in lieu of the required forty feet, in accordance with the Letter of Agreement dated May 17, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to a revised site plan being submitted, incorporating the items and provisions of the aforesaid Letter of Agreement, and approved by the Department of Public Works and the Office of Planning and Zoning.

It is FURTHER ORDERED that the Variances to permit a minimum side yard setback of ten feet in lieu of the required fifteen feet and a front yard setback of forty feet in lieu of the required average of forty-seven feet be and the same is hereby DENIED.

Deputy [Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



baltime county
department of health
TOWSON, MARYLAND 21204

DONALD J. MOOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

March 14, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #153, Zoning Advisory Committee Meeting of February 12, 1980, are as follows:

Property Owner: Frederick D. & Faye Grau
Location: SE/S Old Harford Rd. 250' SW Waldon Dr.
Existing Zoning: D.R. 2 & D.R. 3.5
Proposed Zoning: Variance to permit a minimum side setback of 10' in lieu of the required 15' and a sum of the setbacks of 25' in lieu of the required 40'.
Acres: 0.847
District: 9th

Metropolitan water and sewer is available; therefore, no health hazards are anticipated.

Very truly yours,
[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/fth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

February 23, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Frederick D. & Faye Grau

Location: 33/3 Old Harford Rd. 250' SW Waldon Dr.

Item No: 153 Zoning Agenda: 2-22-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1975 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: February 26, 1980
FROM: Ted Burnham
SUBJECT: Zoning Advisory Committee Meeting February 12, 1980

ITEM NO. 158	See Comment
ITEM NO. 159	Standard Comments
ITEM NO. 160	See Comments
ITEM NO. 161	See Comments
ITEM NO. 162	Standard Comment

[Signature]
Ted Burnham, Chief

TBarrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 7, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: February 12, 1980

RE: Item No: 158, 159, 160, 161, 162,
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



Mr. & Mrs. Frederick D. Grau
631 Dunwich Way
Baltimore, Maryland 21221

RE: Petition for Variances
SE/S of Old Harford Rd., 250' SW of
Waldon Drive - 9th Election District
Frederick D. Grau, et ux - Petitioners
NO. 86-233-A (Item No. 153)

Dear Mr. & Mrs. Grau:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
[Signature]
JEAN M.H. JUNG
Deputy Zoning Commissioner

JM:10/ee

Attachments

cc: Mr. Michael Schafer
9321 Old Harford Road
Baltimore, Maryland 21234

Mr. Walter H. Busch
9317 Old Harford Road
Baltimore, Maryland 21234

John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNCIL CHIEF BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

January 24, 1980

Mr. & Mrs. Frederick Grau
631 Dunwich Way
Baltimore, Maryland 21221

RE: Variance Petition

Dear Mr. Grau,

Enclosed is a revised site plan for your Variance request. Please review carefully and contact me at 434-3391.

I would like to remind you that no further processing of your request will take place until this matter is resolved. I emphasize that the site plan must be correct before processing begins. This includes the location of the proposed septic system.

Awaiting your response.

Very truly yours,
[Signature]
Nicholas B. Commodari
CHAIRMAN, ZONING PLANS
ADVISORY COMMITTEE

NBC/mkh
[Handwritten notes]
There is County Survey Station Road
The Property. I have contacted the
planning and the building.

Thank you
[Signature]
2-2-80

LEGAL DESCRIPTION OF PROPERTY

Located on the southeast side of Old Harford Road 250' south of Waldon Drive. For the following bearings and distances.

1. South 25 degrees - 48' - 13" W 71.51 feet
2. South 39 degrees - 19' - 12" E 390.46 feet
3. North 51 degrees - 57' - 30" E 109.33 feet
4. North 45 degrees - 18' - 59" W 425.30 feet to the beginning

also known as 9319 Old Harford Road.

9th District

ZONING: Petition for Variance for front and side yard setbacks
 LOCATION: Southeast side of Old Harford Road, 250 feet Southwest of Waldon Drive
 DATE & TIME: Thursday, May 15, 1980 at 9:30 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a minimum side yard setback of 10 feet in lieu of the required 15 feet and a sum of the side yard setbacks of 25 feet in lieu of the required 40 feet and to permit a front yard setback of 41 feet in lieu of the required average of 47 feet

The Zoning Regulations to be excepted as follows:

Section 1802.3.C.1 - side yard setbacks
 Section 303.1 - front yard depths in residence and business zones

All that parcel of land in the Ninth District of Baltimore County

Being the property of Frederick D. Grau, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, May 15, 1980 at 9:30 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
 Zoning Commissioner
 John D. Seyffert, Director
 Office of Planning and Zoning
 Petition No. 80-233-A Item 159

Petition for Variance for front and side yard setbacks
 Southeast side of Old Harford Road, 250 feet Southwest of Waldon Drive
 Petitioner - Frederick D. Grau, et ux

Ninth District

HEARING: Thursday, May 15, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert, Director
 Office of Planning and Zoning

JDS:JGH:ob

April 16, 1980

Mr. & Mrs. Frederick Grau
 631 Dunwich Way
 Baltimore, Maryland 21221

NOTICE OF HEARING

RE: Petition for Variance - SE/S Old Harford Rd., 250' SW Waldon Drive
 Case No. 80-233-A

TIME: 9:30 A.M.

DATE: Thursday, May 15, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

WILLIAM E. HAMMOND
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

May 1, 1980

Mr. & Mrs. Frederick D. Grau
 631 Dunwich Way
 Baltimore, Maryland 21221

RE: Petition for Variance
 SE/S Old Harford Rd., 150' SW of
 Waldon Drive
 Case No. 80-233-A

Dear Mr. & Mrs. Grau:

This is to advise you that \$50.75 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
 Zoning Commissioner

WEL:sj

FREDERICK A. GRAU, et ux
 80-233-A

Frederick & Faye Grau
 631 Dunwich Way
 Baltimore, Maryland 21221

May 17, 1980

Mrs. Jean M. Jung
 Baltimore County
 Office of Planning & Zoning
 Towson, Maryland 21204

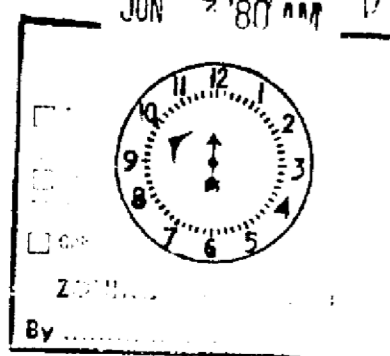
Dear Mrs. Jung:

We hereby agree to have a front setback of 51 feet 0 inches from the proposed county right of way and a side setback of 18 feet 0 inches to the north property line and a 15 feet 0 inches setback to the south property line. This gives a total of 33 feet 0 inches instead of the allowable 40 feet 0 inches for the side setback for the proposed dwelling at 9319 Old Harford Road.

Sincerely yours,
 Frederick D. Grau
 Faye M. Grau
 Frederick D. Grau
 Faye M. Grau

CC: Mr. & Mrs. Walter Busch
 Mr. Michael Schaefer
 Mr. H. Schaefer

Walter Busch
 Margaret J. Busch



RE: Petition No. 80-233A
 Frederick D. Grau

We the undersigned, object to Petition No. 80-233A of Frederick D. Grau for a variance to permit a minimum side yard setback of 10 feet in lieu of the required 15 feet and a sum of the side yard setbacks of 25 feet in lieu of the required 40 feet and to permit a front yard setback of 41 feet in lieu of the required average of 47 feet on the southeast side of Old Harford Road, 150 feet south of Waldor Drive, Ninth Election District, Sixth Councilmanic District.

As the adjoining property owners, we object to placing a structure that close to our property lines, as we believe it would be detrimental to our property values and the look of the neighborhood.

The future widening of Old Harford Road will further reduce the front yard setback.

The petitioner was aware of the peculiarities of the lot before he bought it, and chooses to build a house of such dimension that zoning requirements are not being met.

For this reason, we respectfully request that the petition be denied.

Linda Schaefer, 9321 Old Harford Road

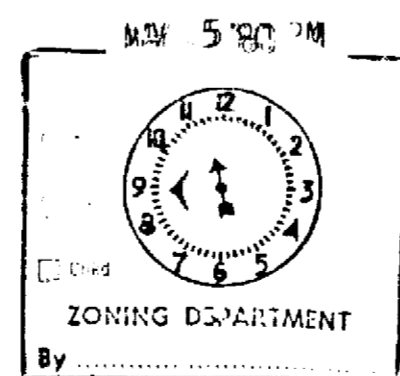
Michael A. Schaefer, 9321 Old Harford Road

Mrs. Robert Hargraves, 9313 Old Harford Road

Mr. Robert Hargraves, 9313 Old Harford Road

Margaret J. Busch, 9317 Old Harford Road

Walter H. Busch, 9317 Old Harford Road



Mr. William E. Hammond
 Zoning Commissioner
 Room 109, County Office Building
 Towson, Maryland 21204

RE: Case No.
 Building Permit Application
 No.
 Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

Frederick Grau
 Faye M. Grau



BALTIMORE COUNTY
 department of traffic engineering
 TOWSON, MARYLAND 21204
 (301) 494-3550

STEPHENE COLLINS
 DIRECTOR

May 9, 1980

Mr. William Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment on Items 158, 159, 161, and 162 of the Zoning Advisory Committee Meeting of February 12, 1980.

Very truly yours,

Michael S. Flanigan
 Engineer Associate II

MSF/hmd

PETITION MAPPING PROGRESS SHEET											
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet		
	date	by	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA											
Reviewed by:	Revised Plans: Change in outline or description										Yes
Previous case:	Map #										No

159

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 31st day of January, 1980

Filing Fee \$ 25 Received: ☐ Chuck
☐ Cash
☐ Other

#159

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Fred Graue & Son Submitted by Adm.

Petitioner's Attorney _____ Reviewed by _____

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION FOR VARIANCE
NO. DISTRICT
ZONING: Petition for Variance for front and side yard setbacks
LOCATION: Southeast side of Old Harford Road, 250 feet southwest of Walden Drive
DATE & TIME: Thursday, May 15, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following Petition for Variance to permit a minimum side yard setback of 10 feet in lieu of the required 15 feet and a sum of 15 feet in lieu of the required 40 feet and to permit a front yard setback of 41 feet in lieu of the required average of 47 feet.

The Zoning Regulations to be amended are as follows:
Section 1802.3.C.1 - side yard setbacks
Section 303.1 - front yard setbacks in residence and business zones
All that parcel of land in the North District of Baltimore County located on the southeast side of Old Harford Road 250' south of Walden Drive. For the following bearings and distances:
1. South 25°48'13" E 71.51 feet
2. South 73°19'12" E 390.46 feet
3. North 10°19'12" E 390.46 feet
4. North 45°19'59" W 425.30 feet to the beginning also known as 9319 Old Harford Road.
Being the property of Frederick D. Graue, et ux. as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, May 15, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Apr. 24

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., April 24, 1980
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time successive weeks before the 24th day of May, 1980, the first publication appearing on the 24th day of April 1980.

THE JEFFERSONIAN
L. Frank Struth
Manager

Cost of Advertisement \$ 71.00

9th District PETITION FOR VARIANCE

Zoning: Petition for Variance for front and side yard setbacks
Location: South east side of Old Harford Road, 250 feet southwest of Walden Drive.
Date & Time: Thursday, May 15, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following Petition for Variance to permit a minimum side yard setback of 10 feet in lieu of the required 15 feet and a sum of 15 feet in lieu of the required 40 feet and to permit a front yard setback of 41 feet in lieu of the required average of 47 feet.

The Zoning Regulations to be amended are as follows:
Section 1802.3.C.1 - side yard setbacks
Section 303.1 - front yard setbacks in residence and business zones
All that parcel of land in the 9th District of Baltimore County located on the southeast side of Old Harford Road 250' south of Walden Drive. For the following bearings and distances:
1. South 25°48'13" E 71.51 feet
2. South 39°19'12" E 390.46 feet
3. North 51°57'30" E 109.33 feet
4. North 45°19'59" W 425.30 feet to the beginning also known as 9319 Old Harford Road.
Being the property of Frederick D. Graue, et ux. as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, May 15, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

The Essex Times Essex, Md., April 24, 1980

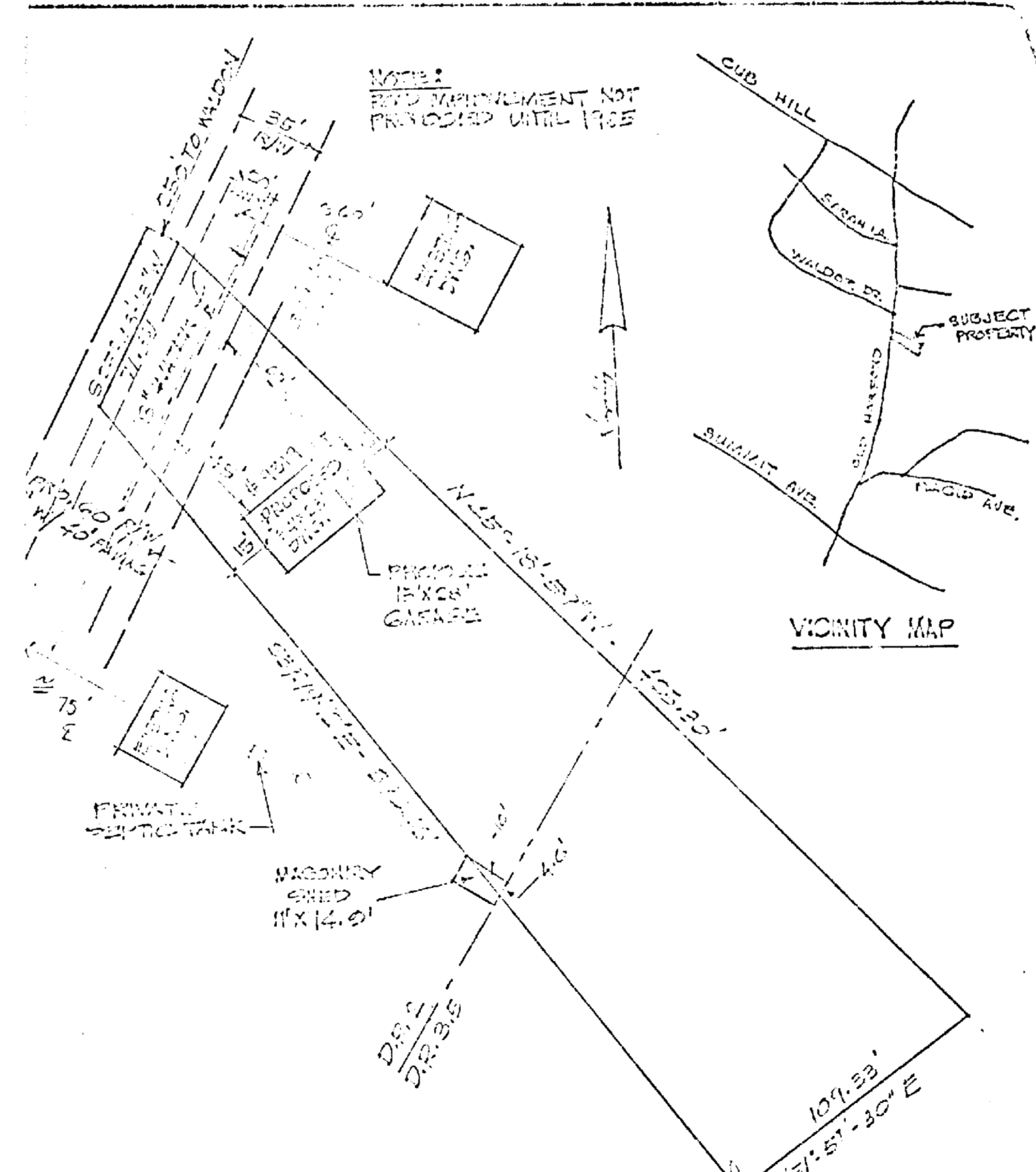
This is to Certify, That the annexed advertisement was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one time successive weeks before the 24th day of May, 1980.

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one time successive weeks before the 24th day of May, 1980.
J. D. Wright
Publisher.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

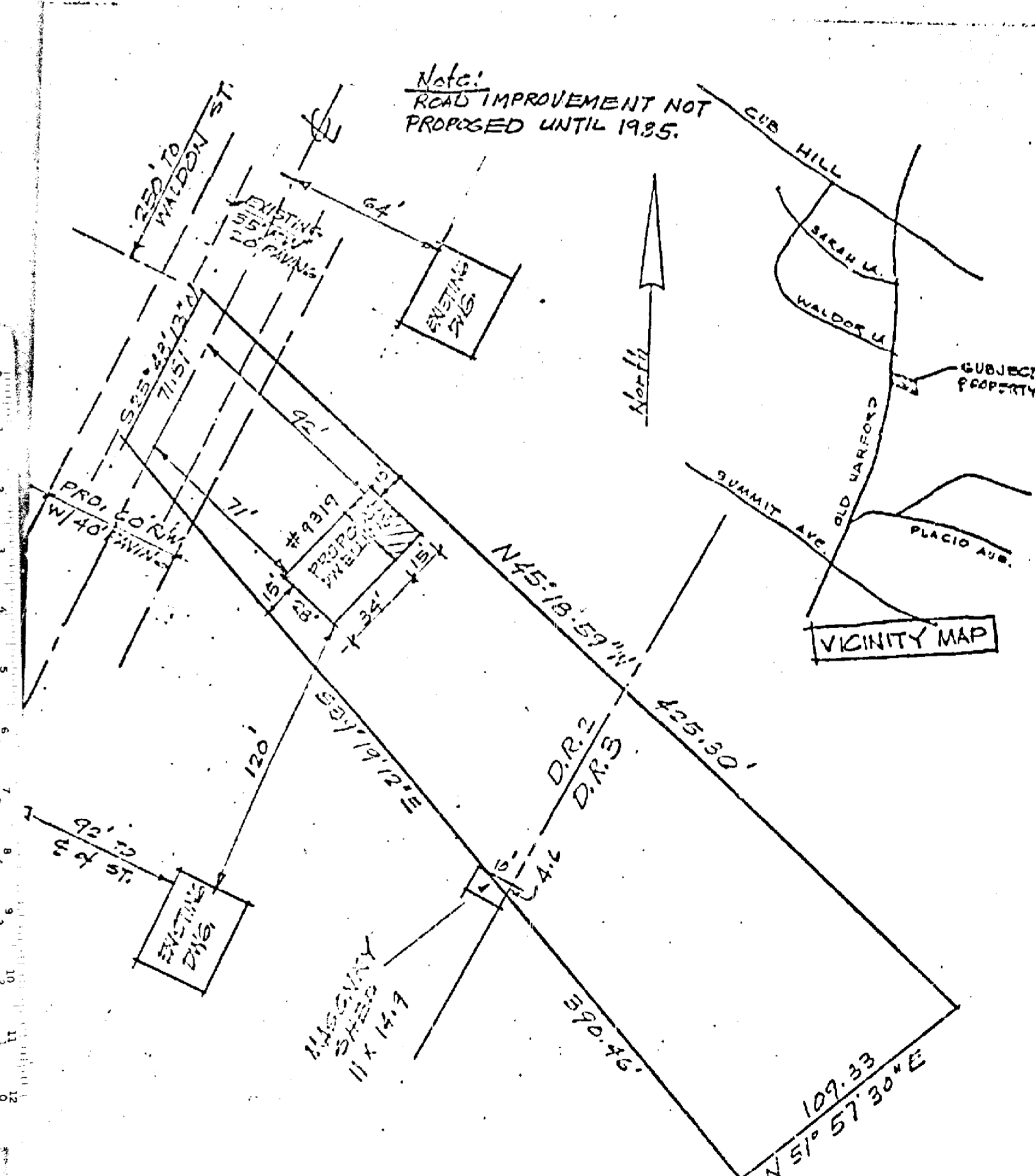
District: 9 Date of Posting: 4/27/80
Posted for: William E. Hammond
Petitioner: Frederick D. Graue & Son
Location of property: 3615 Old Harford Rd., 250' SW of Walden Dr.
Location of Signs: front of property (Proposed # 4314)
Remarks: 1 sign
Posted by: William E. Hammond Signature
Date of return: 5/2/80



PLAT TO ACCOMPANY ZONING VARIANCE
FOR FREDERICK D. & FAYE GRAU
9th ELECT. DISTRICT

SCALE: 1"=50'

OWNERS WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON SAID PLOT PREPARED BY BALTO. CO.	
OWNER	DATE
<u>Frederick D. Graue</u>	<u>4/24/80</u>
OWNER	DATE
<u>Faye Graue</u>	<u>4/24/80</u>



PLAT TO ACCOMPANY ZONING VARIANCE
FOR FREDERICK & FAYE GRAU
9th ELECT. DIST.

Scale: 1"=50'

Item 159

OWNERS WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON SAID PLOT PREPARED BY BALTO. CO.	
OWNER	DATE
<u>Frederick D. Graue</u>	<u>4/24/80</u>
OWNER	DATE
<u>Faye Graue</u>	<u>4/24/80</u>